

Minutes of Meeting  
Darby  
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, April 9, 2024 at 10:30 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida

Present and constituting a quorum were:

George Leone	Chairman
Shannon Acevedo	Vice Chairperson
Rick Egger	Assistant Secretary
William English	Assistant Secretary
Josh Beauchamp	Assistant Secretary

Also present were:

Daniel Laughlin	District Manger
Wes Haber	District Counsel by telephone
Beth Leaptrott	Engineer, Connelly & Wicker
Michael Blevins	Corner Lot Development
Misty Taylor	Bond Counsel by telephone
Ashton Bligh	Underwriter's Counsel by telephone
Sete Zare	MBS Capital Markets by telephone

Following is a summary of the actions taken at the April 9, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 10:30 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Supervisor Andy Allen**

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On MOTION by Mr. Egger seconded by Mr. English with all in favor Supervisor Allen’s resignation was accepted.

**B. Appointment of New Supervisor to Fill Unexpired Term of Office**

On MOTION by Mr. Egger seconded by Mr. English with all in favor Josh Beauchamp was appointed to fill the unexpired term of office.

**C. Oath of Office for Newly Appointed Supervisor )11/2027)**

Mr. Leone joined the meeting at this time.

Mr. Laughlin being a notary public of the State of Florida administered the oath of office to Mr. Beauchamp.

**D. Resolution 2024-13 Election of officers**

On MOTION by Mr. English seconded by Mr. Egger with all in favor Resolution 2024-13 was approved reflecting the following officers: George Leone as chairman, Shannon Acevedo vice chair, William English Rick Egger, Josh Beauchamp assistant secretaries, Daniel Laughlin secretary and treasurer, Marilee Giles, James Oliver and Darrin Mossing assistant secretaries and assistant treasurers.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 1, 2024 Meeting**

On MOTION by Mr. English seconded by Mr. Egger with all in favor the minutes of the February 1, 2024 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets, LLC**

Mr. Haber stated with respect to each bond issue the district enters into an agreement with MBS to serve as the district’s underwriter. This version is substantially similar to the one that was

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entered into when the district did its first bond issue and upon approval and execution MBS will continue with its work with respect to the next phase and the next bond issue.

On MOTION by Mr. English seconded by Mr. Leone with all in favor the supplement to the investment banking agreement with MBS Capital Markets, LLC was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Items Related to Series 2024 Bonds (Phase 3)**

#### **A. Presentation of Supplemental Engineer's Report**

Ms. Leaptrott stated the phase 3 portion is 140 residential lots, one stormwater pond and one lift station that covers approximately 92 acres. The amenities for this area is located along the main spine road in phase 1. We have approval by the City of Jacksonville, the water and sewer permits have been issued by JEA and the water management district technical has been approved, it is just waiting the wetland mitigation information. The permitting has been completed and ready for construction.

Ms. Zare joined the meeting at this time.

#### **B. Presentation of Supplemental Assessment Methodology Report**

Mr. Laughlin gave an overview of the supplemental methodology report, copy of which was included in the agenda package.

#### **C. Consideration of Delegated Award Resolution, Resolution 2024-12**

Ms. Taylor stated Resolution 2024-12 in form and substance is similar to your prior bond delegation resolution. When we issued the first series of bonds we approved in substantial form various documents necessary to market and price the bonds and get them issued. This resolution is similar, it authorizes a series of bonds not to exceed \$7,500,000, appoints MBS as the underwriter for the bonds and makes the required negotiated sale findings, it approves the form of various bond documents that includes the second supplemental trust indenture, form of the bond purchase agreement with MBS, preliminary limited offering memorandum, continuing disclosure agreement, appoints U.S. Bank as the trustee, paying agent and registrar, it delegates authority to the chair, vice chair and other board members to execute various documents necessary in connection with the bond issue including the bond purchase agreement upon pricing so long as we

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are within the parameters set forth in section 5 of the resolution. As mentioned earlier with respect to the two reports that were presented, the supplemental engineer’s report and the supplemental assessment report, it authorizes modifications to those reports as needed to finalize the documents and use in connection with the marketing and sale of the bonds.

On MOTION by Mr. Leone seconded by Mr. Beauchamp with all in favor Resolution 2024-12 was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Statements as February 29, 2024**

A copy of the financials was included in the agenda package.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 7**

On MOTION by Mr. English seconded by Ms. Acevedo with all in favor funding request no. 7 was approved.

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**TWELFTH ORDER OF BUSINESS**

**Next Meeting Scheduled – May 14, 2024**

Mr. Laughlin stated the next meeting will be held May 14, 2024 at 10:30 a.m. at this location.

On MOTION by Mr. English seconded by Mr. Beauchamp with all in favor the meeting adjourned at 10:17 a.m.

DocuSigned by:

*Daniel Laughlin*

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Secretary/Assistant Secretary

DocuSigned by:

*Shannon Acvedo*

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Chairman/Vice Chairman